



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, October 23, 2006 (REVISED)

Time: 6:00 P.M.
Place: Council Chambers, Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns

An **Executive Session** of the Board will be held at 5:00 pm, October 23, DOCS Conference Room (3rd Floor City Hall), to discuss pending litigation as authorized under the Open Door Law.

- 1g. Cancel or change December 25 BZA meeting date, due to holiday conflict.

H. Public Hearing:

1-3h. Cingular Wireless Communications Tower

The applicant seeks the following special exception and development standards variance approvals:

Docket No. 06040014 SE	Chapter 20H.02	Special Exception Uses
Docket No. 06040015 V	Chapter 25.13.1.B.i	Distance from Residential Property
Docket No. 06050009 V	Chapter 25.13.01.3	Tower landscape requirements

The site is located at Brookshire Golf Course, northwest of 116th St. and Gray Rd.

The property is zoned P-1/Parks & Recreation.

Filed by Jim Buddenbaum of Parr Richey Obremskey & Morton for Cingular.

4-5h. Lubavitch of Indiana Worship Center

The applicant seeks approval for the following special use & development standards variance approvals:

Docket No. 06050007 SU	Chapter 5.02	Special Uses
Docket No. 06050008 V	Chapter 5.04.03.E.2	Minimum Lot Width

The site is located at 2640 W 96th Street and is zoned S-1/Residence.

Filed by Dave Coots of Coots, Henke & Wheeler, P.C.

6h. Clay Terrace, Red Robin

The applicant seeks the following development standards variance approval:

Docket No. 06090002 V	Section 6.4.A of PUD Z-386-02	Minimum gross floor area
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The site is located at the southeast corner of Clay Terrace Blvd & 146th St, and is zoned PUD/Planned Unit Development. Filed by John Finnemore of Red Robin.

7h. Hunters Quest

The applicant seeks the following development standards variance approval:

Docket No. 06090025 V Chapter 23F.13.01.A ground signs prohibited in Overlay

The site is located at 104-122 E Carmel Dr. and is zoned B-8/Business within the Carmel Dr – Range Line Rd Overlay.

Filed by David Fineberg of The Fineberg Group, LLC.

8-9h. Monon & Main, Unit 2E

The applicant seeks the following development standards variance approvals:

Docket No. 06090026 V Section 15.26 of PUD Z-462-04 non-residential on 2nd & 3rd flr

Docket No. 06090027 V Section 2.13.B of PUD Z-462-04 2-car garage requirement

The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit Development. Filed by Vicky Earley of Artichoke Designs.

10h. TABLED: Forest Glen, Lot 3 - Printing Plus

The applicant seeks the following use variance approval for an office use:

Docket No. 06090012 UV ZO Chapter 6.01 Permitted Uses

The site is located at 2110 E. 96th St. and is zoned S-2/Residence.

Filed by Col. Rex A. Neal of Printing Plus.

11-21h. Bill Estes Pre-Owned Facility

The applicant seeks the following development standards variance approvals:

REINSTATED: Docket No. 06090013 V Chapter 23C.12.B parking lot pole light height

Docket No. 06090014 V Chapter 23C.12.C foot-candles at property line

Docket No. 06090015 V Chapter 25.07.02.08(b) total number signs

Docket No. 06090016 V Chapter 23C.09.D façade projections/recessions

Docket No. 06090017 V Chapter 23C.09.K.2(e) building material EIFS

Docket No. 06090018 V Chapter 23C.09.G windows - design

Docket No. 06090019 V Chapter 23C.09.I windows – percent of façade

Docket No. 06090020 V Chapter 26.04 north bufferyard reduction

Docket No. 06090021 V Chapter 26.04 south bufferyard reduction

Docket No. 06090022 V Chapter 23C.10.3.5(b) perimeter parking lot plantings

Docket No. 06090023 V Chapter 23C.10.3.5(c) screened parking within front/side yard

The site is located at 4102 W. 96th St and is zoned B2/Business and I1/Industrial within the US 421 Overlay. Filed by Mary Solada of Bingham McHale.

- I.** Old Business
- J.** New Business
- K.** Adjournment